

SOMERVILLE AFFORDABLE HOUSING TRUST FUND

DRAFT Minutes of Meeting – September 1, 2005

**City of Somerville
First Floor Conference Room
City Hall Annex
50 Evergreen Avenue**

Present: Mary Cassesso, Mary Louise Daly, Phil Ercolini, Jack Hamilton, Donna Haynes, Beth Munroe-Howe, Andrea Shapiro, Daniel LeBlanc, Dana LeWinter

Guests: Betsy Fish

The meeting began at 6:30 PM

The Trustees thanked Betsy for her time with the Trust and wished her luck.

1. Reading and Approval of July 7 Meeting Minutes. After a brief discussion, on a motion by Mary Louise Daly, seconded by Donna Haynes, the Trust:

Voted (8-0, 1 absent): To approve the July 7, 2005 meeting minutes.

2. Reading and Approval of Financial Summaries. After a brief discussion, including explanations of Federal Realty donation account, on a motion by Daniel LeBlanc, seconded by Mary Louise Daly, the Trust:

Voted (8-0): To approve the June and July 2005 financial summaries.

3. Update on Trust Fund Status. Phil explained that the Affordable Housing Trust enabling legislation had been heard by the Senate sub-committee and is expected to go before the entire legislative body in several weeks. He will keep the Trust informed of any changes and updates. Senator Barrios' office is sponsoring the legislation and is keeping the City up to date. The Trustees questioned whether this will be the last step towards unfreezing the Trust funds. Phil responded that once the State legislators approve the enabling Act, the City's Trust funds will be available for disbursement.

The Trustees again noted that they expect to be paid interest on the \$151,246 that was received in linkage fees from Stop & Shop in October 2004 but was not deposited into the Trust account.

The Trustees also had a brief discussion regarding the change to the linkage fee calculations for clarification.

4. Update on Contracts and Payments. Dana informed the Trust that the Federal Realty donation account of \$50,000 was active and payments were being made as quickly as possible.

5. FY2006 Budget and Planning Discussion. The Trustees discussed how Trust funds have been budgeted in the past and wondered whether they should revisit these calculations based on current housing needs.

Issues brought up included:

- Renter Revolving Loan Fund-Can this be reformatted to be more effective? Daniel LeBlanc will bring notes on last discussion of RRLF to next meeting for further discussion.
- Homebuyer Downpayment Assistance- Can this be reformatted to be more effective? Donna Haynes suggested perhaps changing the program to provide closing costs and linking it to the Inclusionary Housing lottery process.
- General Budgeting- Phil Ercolini noted that the Housing Division has conducted a Housing Needs Study and that the Trustees could use this information once final to analyze their priorities.

After a brief discussion of each of these issues, the Trust decided to table the budgeting and planning discussion until the October 6th meeting. Daniel LeBlanc will bring notes on RRLF for review. Phil Ercolini and Dana LeWinter will report to the Trust on finalized Housing Needs Study and development projects in the pipeline.

6. Unfinished Business. Trustees reviewed the letter that Mary Cassesso sent to Jim Kostaras regarding Federal Realty Investment Trust's mitigation agreement and how it affects the Trust's expected linkage fees. Mary mentioned that she had received a response from Jim, but had not brought a copy. Mary will send a copy of the letter to Dana to circulate to the Trust for input and response suggestions.

7. New Business. Daniel LeBlanc recused himself for this agenda item. Dana LeWinter presented a request from Kristin Blum to move \$13,000 of SCC's \$150,000 Construction loan at 109 Gilman Street into permanent financing to be repaid with Cash Flow. After a brief discussion, the Trust decided that Kristin does not need to attend the October meeting for the vote, but should submit all necessary paperwork for her request. The Trust will vote on the issue at the October 6th meeting.

Phil Ercolini informed the Trust of two potential requests for Trust monies from SCC for the coming fiscal year, the St. Polycarp's property and Allen Street.

8. Adjournment. The meeting was adjourned at 7:30. The next meeting of the Trust will be held on Thursday, October 6.